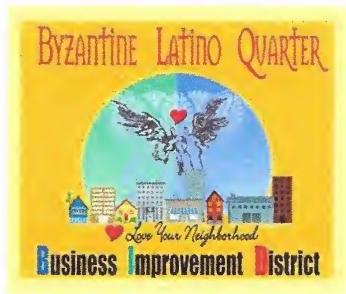


BLQ-Pico Bid Renewal Proposal



December 2017



BYZANTINE LATINO QUARTER-PICO BUSINESS IMPROVEMENT DISTRICT

December 4, 2017

Fellow BLQ-Pico Property Owners:

We are writing to introduce our plans to renew the BLQ-Pico Business Improvement District, which are presented in this brochure. These plans will continue the incredible success we have enjoyed over the past 14 years in attracting business and jobs to the District. They are the product of the hard work of a dedicated property owners' Board of Directors and its staff and vendors working on their behalf.

The BLQ-Pico BID has performed services that have been crucial to the commercial success of Pico Boulevard, including:

- Tons of trash removal
- Sidewalk pressure washing
- Graffiti removal
- Bulky item pick-up
- Street light medallions
- Street furniture maintenance
- Restaurant promotional banners
- Neon sign conversion to LCD

With the renewal of the BLQ-Pico District we are planning to improve these services even more. We want to continue participation by the largest property owners in the area, increase pressure washing from its current frequency, trim District trees, and improve trash collection in District alleys.

We want to encourage all District property owners to continue working together to improve and develop Pico Boulevard and attract new businesses and pedestrians to an already vibrant area. Pico Boulevard is the most heavily used Pedestrian Street in the area and as downtown Los Angeles continues to develop, this is the perfect opportunity to gain exposure to new visitors and consumers. Over 95% of the people traveling there are engaged in business. And 97% of those were attracted by BLQ BID services. The presence of this good foundation

provides the foundation for still more business volume improvements. Imagine our potential for the future!

If there were an alternative to assessing our properties to pay for needed services, all of the property owners that have been involved in putting this proposal together would gladly embrace it. Unfortunately, we don't see such an alternative. It is not realistic to clamor for City services that will not be forthcoming due to acknowledged financial constraints. Complaining about what "could be" or "should be" seems similarly hollow. We want improvements and services to benefit our business community. The only realistic way to accomplish this goal is to take matters into our own hands and adopt the business improvement district solution which has proven to work throughout the City of Los Angeles and across the nation.

We urge you to support the BLQ-Pico BID renewal.

Sincerely,

Leonardo Magana, President

Marc Tavakoli, Vice President

Fr. John Bakas, Board Member

Jacob Segal, Board Member

Ana Ricardo, Board Member

Vanessa Rivera, Board Member

Donald Swartz, Board Member



HERB J. WESSON, JR.
COUNCILMEMBER, 10TH DISTRICT
PRESIDENT, LOS ANGELES CITY COUNCIL

January 9, 2018

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the Byzantine Latino Quarter-Business Improvement District (BLQ-Pico BID) performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

I understand that the BLQ-Pico BID has great plans for the future and Council District 10 will be an active supporter of those efforts to continue the improvement of our community. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

Sincerely,


HERB J. WESSON, Jr.
President, Los Angeles City Council
10th Council District

HJW:bg:slw





GILBERT A. CEDILLO

COUNCILMEMBER FIRST DISTRICT

November 17, 2017

Dear Pico Boulevard Property Owner:

Over the past 10 years we have been very fortunate to have the BLQ-Pico Business Improvement District performing vital services along Pico Boulevard that benefit the commercial properties located within its boundaries. These services have attracted customers to the area and helped build the businesses and its jobs that are enjoyed within the District today. We have learned that by working together, positive results can be achieved. However, there is more to do. That is the reason I'm writing to support the renewal of the BLQ-Pico BID and to urge you to do so as well.

The BLQ-Pico BID performs services over and above those that the City could provide. This includes: trash collection, pressure washing, graffiti removal, bulky item pick-up, tree trimming, street pole medallions, the "Dining Guide," and bright neon signage.

And we understand that the BLQ-Pico BID has more and better plans for the future. The First District City Council Office will be an active supporter of those efforts to improve our community even more. The District must be renewed in order for those plans to become a reality. The most important, next step you can take right now to enhance business and property values on Pico Boulevard is to sign a petition and vote to renew the BID.

Thank you for your support!

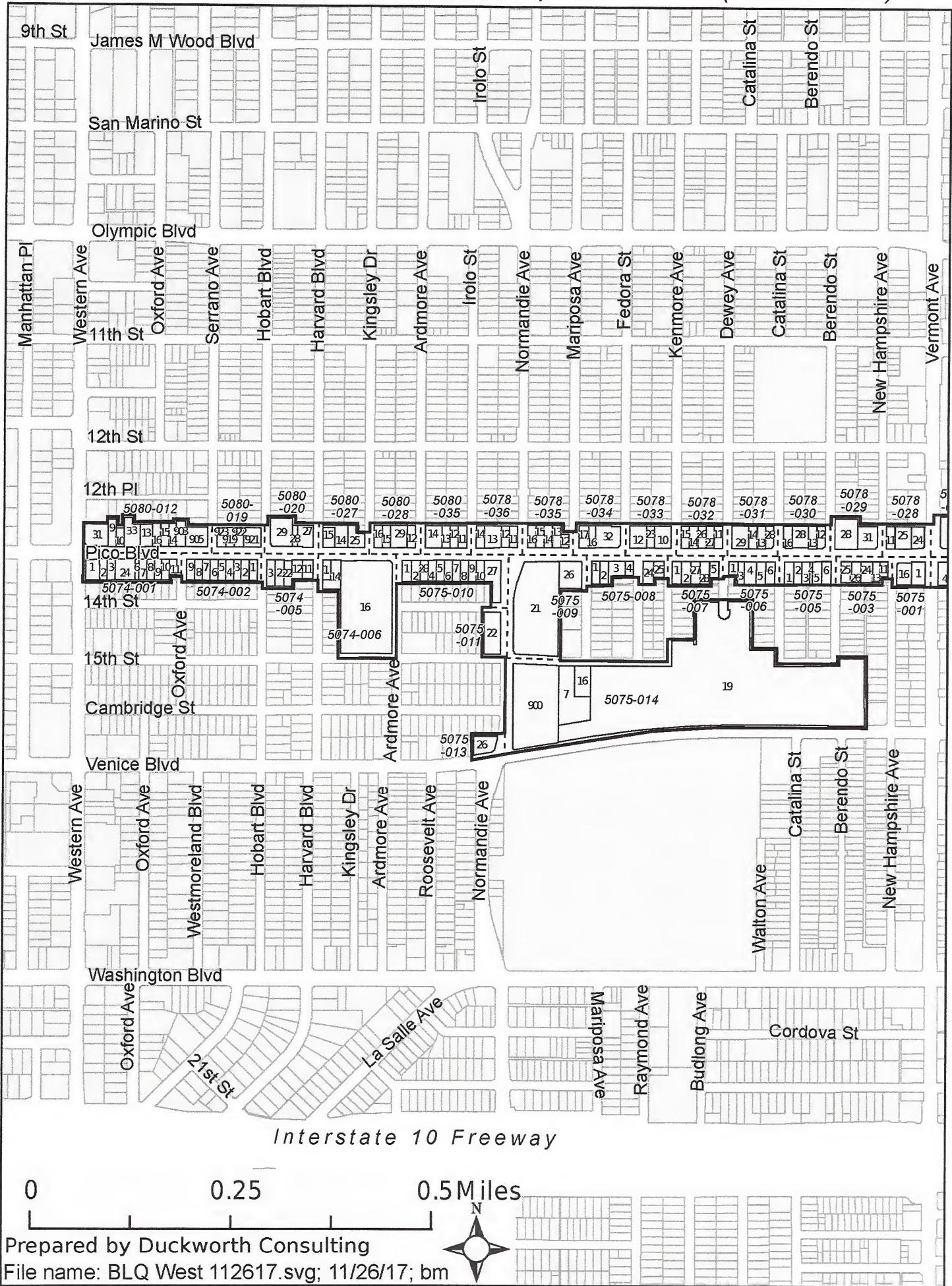
Sincerely,

A handwritten signature in black ink that reads "Gil Cedillo".

Gilbert Cedillo
Councilmember, First District

FC

Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Western Portion)



Byzantine Latino Quarter/Pico Boulevard Business Improvement District (Eastern Portion)



BLQ - PICO BID CONCEPTUAL 2019 BUDGET

	<u>Assessments</u>	<u>Other</u>	<u>Totals</u>
I. <u>Landscaping, Sanitation, & Beautification</u>	\$120,000	\$6,316	\$126,316
Trash & Debris Collection			
Pressure Washing			
Graffiti & sticker removal			
Bulky Item Pick-up			
Tree Well Weeding			
Tree Trimming			
Special Projects			
II. <u>Marketing & Promotions Services</u>	\$4,000	\$211	\$4,211
Street Pole Banners			
Holiday Decorations (one (1) quarterly rotation)			
Web site development & operation			
BLQ Landmark Neon Rooftop Sign			
Printed newsletter preparation			
Graphics program			
Branding & marketing program			
Printing / advertising			
Stakeholders Communications			
III. <u>Policy Development & Management</u>	\$33,040	\$1,739	\$34,779
Management Contract (LANI)			
IV. <u>Office, Insurance, Accounting, & Other</u>	\$17,250	\$908	\$18,158
City Clerk Fee			
CPA			
Bookkeeper			
Insurance			
Telephone			
Other expenses			
V. <u>Total Budget</u>	\$174,290	\$9,174	\$183,464

Note: "Other" funds shown above are non-assessment monies paid by the City of Los Angeles that compensate for general benefits provided by the District.



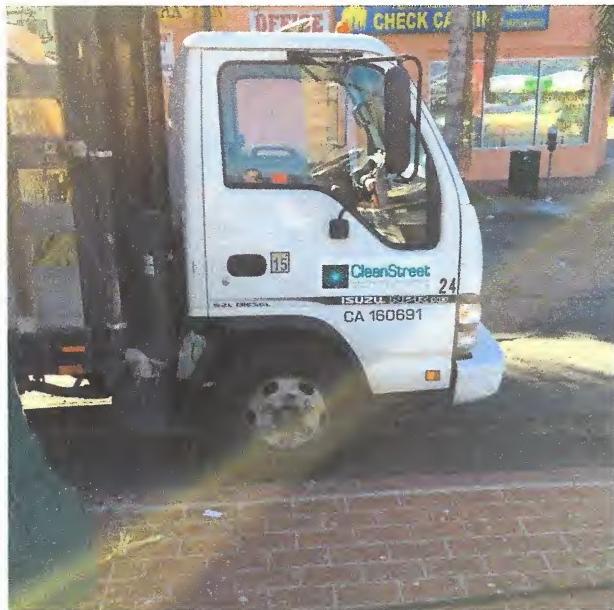
BYZANTINE LATINO QUARTER-PICO BLVD BUSINESS IMPROVEMENT DISTRICT

Keeping the Community Clean and Beautiful



The Byzantine Latino Quarter Business Improvement District (BLQ BID) has been beautifying the community since 2006. Since 2006 the BLQ BID has:

- Removed more than 165,2634 bags of trash weighing more than 3.9 million pounds
- Hauled away more than 4,040 bulky items



- Conducted regular pressure washing at transit plazas and sidewalks
- Swept more than 792,000 pounds of trash from streets and sidewalks



- Removed more than 7,820 instances of graffiti

- Converted BLQ BID sign from neon to LED lighting
- Installed 25 decorative medallions on light poles



- Promoted local restaurants through Dine Your District
- Organized community clean ups with local kids and parents
- Installed holiday decorations at Normandie and Hoover transit plazas



Future projects of the BLQ BID

- Trim over-grown trees
- Work with Council District 1 to establish an annual food festival
- Collaborate with Pico-Union Housing Corporation to improve building facades
- Develop a plan to attract downtown visitors to BID for shopping and dining

The Benefits of the BLQ BID

- An intercept survey was conducted of 546 individuals along Pico Boulevard. The survey concluded that 95% of the people along the district are shopping, buying, or engaging in a commercial activity.
- Through its services the BLQ Business Improvement District helps businesses thrive, attracts customers from all over Los Angeles, creates a clean and inviting environment and most importantly it helps keep vacancy rates low.

The BLQ Business Improvement District is currently up for renewal. For more information on how you can support the critical work of the BLQ BID please contact:



Darin French, BID Manager
Los Angeles Neighborhood Initiative
800 S. Figueroa Street, Ste. 970
Los Angeles, CA 90017
(213) 627-1822 x13
darin@lani.org

COMMENTARY

Neighborhoods Mean Business

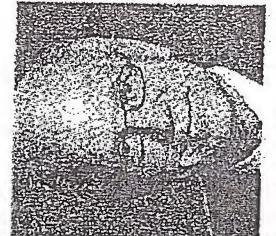
THINK of some of the business districts that have pulled off remarkable turnarounds in recent years in Los Angeles.

Hollywood is certainly one example. It used to be a place where only tourists went. For a few minutes anyway, until they fled in horror. Now, apparently everyone is going to Hollywood, judging from its traffic. In the ultimate sign of its turnaround, the chronic parking shortage is now the main complaint you hear about Hollywood.

Another obvious example is downtown Los Angeles. Full of interesting restaurants and a magnet for business, downtown also has become home for tens of thousands of young professionals seeking an urban antidote to L.A.'s sprawl.

And think of some of the business districts that are now striving to replicate that kind of a turnaround.

For example, in the Oct. 10 issue of the *Business Journal*, we featured San Pedro. Its funky little downtown area has some interesting shops and galleries, and the interior of the Warner Grand Theatre is worth a lingering look. San Pedro will get a boost beginning next summer when the U.S.S. Iowa battleship becomes a permanent dockside museum, bringing perhaps 450,000 tourists a year to within a few blocks of downtown San Pedro.



COMMENT

CHARLES CRUMPLEY

One more example of a business district on the verge of a comeback: Chinatown. You can read all about it in the front-page centerpiece article in this week's issue.

Question: What do these neighborhoods have in common?

Answer: an active business improvement district.

Indeed, such a district, commonly called a BID, can be a true benefit. It can attack crime and grime, improve streetcapping and market the neighborhood. Probably its greatest value is simply getting property owners together in a room on a regular basis to come to agreement on what they want to accomplish in their neighborhood.

A BID is an official district with a defined boundary, and the property owners inside the borders must pay a regular special assessment that's like a tax but legally not. Often, the money is used to hire a small staff and carry out what the property owners want.

On the one hand, it's aggravating for property owners to, in effect, pay twice. Taxes are supposed to pay for police patrols, streetcapping and the like. But many cities are slowly bankrupting themselves by, for example, letting workers retire at age 55 with 90 percent of their salary. So the businesses have to pay special assessments to do what the cities fail to do or fail to do enough of.

But on the other hand, property owners in a BID can decide for themselves what they want done and how they want it done. Sure, they pay more, but they get what they want. And there's value in that.

What's more, a BID can do much more than paint over graffiti and hire private security guards. Effective ones, as in the examples above, can market their areas, host community events and generally be a public advocate for their neighborhood. If they are successful, property values in a BID may increase and rents rise.

To be sure, BIDs are no universal panacea. The property owners have to be willing to pay up — not easy in poor areas. The staff should be creative and effective despite their usually low budgets. And it certainly helps to be in a neighborhood where there's something to build on, something unique or at least interesting, such as Hollywood lore or Chinatown's culture.

But in Los Angeles — a city that earlier this month floated the idea of making property owners repair sidewalks that run through their land — don't be surprised if we see more businesses get together to create BIDs to take care of themselves.

And judging from the record of some of L.A.'s BIDs, that wouldn't be a bad thing.

Charles Crumpley is editor of the Business Journal. He can be reached at ccrumpley@labusinessjournal.com.

Pick Your Poison

What is your biggest concern about the economy: Europe, jobs or real estate?

Is another recession heading toward us? If so, some worry it could be triggered by the European debt crisis. Others look at the high unemployment rate or the stagnant housing market. So the *Business Journal* asks:

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BLQ-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FRT BENEFITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of total
1	5137034026 LUCKY DAND JLLC	5,606	\$79.65	\$79.65	5,175	5,175	\$128.06	45	0	45	\$63.24	\$270.95	0.16%
2	5137034026 SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	6,843	\$97.23	\$97.23	4,970	6,250	\$154.66	55	0	55	\$77.28	\$297.51	0.17%
3	5137034024 SCHWARTZ ELLIOT AND BEVERLY TRUST SCHWARTZ FAMILY TRUST	6,247	\$88.76	\$88.76	6,234	6,234	\$153.43	50	0	50	\$70.26	\$313.89	0.18%
4	5137034023 VIOLE FAMILY LLC	6,234	\$88.57	\$88.57	6,200	6,200	\$158.26	50	0	50	\$70.26	\$312.26	0.18%
5	5137034022 VIOLE FAMILY LLC	6,235	\$88.59	0	6,235	6,235	\$158.85	50	0	50	\$70.26	\$311.85	0.18%
6	5137034023 101 LEONSON LLC	6,238	\$88.63	\$88.63	6,238	6,238	\$133.04	5,376	5,376	5,376	\$70.26	\$291.93	0.17%
7	5137034020 CARSTEN COMPANY LLC ET AL	6,238	\$88.63	\$88.63	6,238	6,238	\$65.70	2,663	2,663	2,663	\$70.26	\$224.79	0.13%
8	5137034019 NESLER JOHN JR HAIMI FARAWARZ N	5,689	\$90.70	\$90.70	5,689	5,689	\$63.24	12,840	12,840	12,840	\$63.24	\$461.68	0.26%
9	5137034018 HAIMI FARAWARZ N	5,682	\$80.73	2,055	5,682	5,682	\$63.24	19,487	19,487	19,487	\$63.24	\$194.82	0.11%
10	5137034017 JAY BRUCE	6,248	\$88.74	\$88.74	6,248	6,248	\$63.24	0	0	0	\$70.26	\$159.01	0.09%
11	5137034017 YANG SUNGHUN M AND KYUNG H	5,625	\$79.92	\$79.92	5,625	5,625	\$72.08	4,344	4,344	4,344	\$72.08	\$316.48	0.24%
12	5137034016 CASTILLO PICO PLAZA LLC	12,371	\$175.77	\$175.77	12,371	12,371	\$140.53	4,518	4,518	4,518	\$140.53	\$128.10	0.25%
13	5137034016 SYSTEM III LLC	34,910	\$496.01	\$496.01	34,910	34,910	\$140.98	17,529	17,529	17,529	\$140.98	\$531.19	0.84%
14	5137034015 EBRIANI JACOB AND FARIDEH TRUST EBRIANI FAMILY TRUST	6,226	\$88.46	\$88.46	6,226	6,226	\$250.08	3,692	3,692	3,692	\$70.26	\$250.08	0.14%
15	5137034015 AGUEL ALBAN TRUST ALBABA MAGUEL TRUST	12,471	\$177.19	\$177.19	12,471	12,471	\$50.08	10,406	10,406	10,406	\$50.08	\$504.96	0.28%
16	5137034015 LUBEN FRANCES TRUST LUBEN FAMILY TRUST AND SOLEYMAN BIJUAN	6,223	\$88.42	\$88.42	6,223	6,223	\$63.24	6,200	6,200	6,200	\$70.26	\$312.11	0.18%
17	5137034015 LUCKY DAND JLLC	6,227	\$88.47	\$88.47	6,227	6,227	\$63.24	0	0	0	\$70.26	\$159.01	0.09%
18	5137034015 LUCKY DAND JLLC	6,250	\$88.80	\$88.80	6,250	6,250	\$75.00	9,250	9,250	9,250	\$75.00	\$142.29	0.17%
19	5137034015 PICCO CENTER	20,980	\$288.23	\$288.23	20,980	20,980	\$250.56	61,413	61,413	61,413	\$250.56	\$336.29	0.53%
20	5137034015 ANIMAL MOSAIC FUND LLP	31,304	\$520.02	\$520.02	31,304	31,304	\$250.56	4,453	4,453	4,453	\$250.56	\$210.79	0.30%
21	5137034015 JACKMANN MARITAL TRUST	6,522	\$92.67	\$92.67	6,176	6,176	\$140.53	13,763	13,763	13,763	\$140.53	\$255.76	0.26%
22	5137034015 SOLEYMAN BIJUAN	12,380	\$78.75	\$78.75	12,380	12,380	\$140.53	12,380	12,380	12,380	\$140.53	\$198.60	0.29%
23	5137034015 SOLEYMAN BIJUAN	8,234	\$116.99	\$116.99	8,234	8,234	\$140.53	2,055	2,055	2,055	\$140.53	\$105.37	0.18%
24	5137034015 1307 PICO LLC	6,227	\$88.47	\$88.47	6,227	6,227	\$63.24	2,055	2,055	2,055	\$63.24	\$33.39	0.06%
25	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	2,512	\$55.89	\$55.89	14,883	14,883	\$316.19	0	0	0	\$316.19	\$142.46	0.14%
26	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	2,512	\$211.46	\$211.46	14,422	14,422	\$432.82	14,440	14,440	14,440	\$432.82	\$101.62	0.17%
27	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	14,922	\$120.02	\$120.02	21,420	21,420	\$84.32	14,880	14,880	14,880	\$84.32	\$64.56	0.38%
28	PRICKETT LYNN B	6,135	\$87.17	\$87.17	6,135	6,135	\$70.26	13,000	13,000	13,000	\$70.26	\$70.26	0.18%
29	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,136	\$87.32	\$87.32	6,136	6,136	\$70.26	6,150	6,150	6,150	\$70.26	\$312.25	0.18%
30	ESTRADA GABRIEL B COMPANY TRUST ESTRADA FAMILY TRUST	6,147	\$97.34	\$97.34	6,147	6,147	\$70.26	6,100	6,100	6,100	\$70.26	\$30.55	0.18%
31	MEIRAS MICHAEL	6,151	\$171.51	\$171.51	6,151	6,151	\$70.26	7,200	7,200	7,200	\$70.26	\$29.46	0.19%
32	1419 PICO PROPERTY LLC	12,307	\$174.86	\$174.86	12,307	12,307	\$388.22	12,275	12,275	12,275	\$388.22	\$142.82	0.38%
33	5137031025 1ST HOOVER INVESTMENTS LLC	6,842	\$67.21	\$67.21	6,842	6,842	\$60.00	6,777	6,777	6,777	\$60.00	\$34.82	0.20%
34	5137031022 1AGHOUFI FARHAD	6,479	\$82.08	\$82.08	6,479	6,479	\$60.00	6,573	6,573	6,573	\$60.00	\$34.98	0.19%
35	5136204220 SERRETT MARILYN COMPANY TRUST LORENZO FAMILY TRUST	7,532	\$85.68	\$85.68	7,532	7,532	\$60.00	12,360	12,360	12,360	\$60.00	\$76.74	0.45%
36	5136204219 MANDEL PHILIP AND SYLVIA TRUST MANDI EL FAMILY TRUST	28,082	\$398.00	\$398.00	16,325	16,325	\$245.29	16,250	16,250	16,250	\$245.29	\$126.81	0.72%
37	5136204209 PICO AND ALVARADO LOS ANGELES LLC	73,876	\$104.61	\$104.61	56,922	56,922	\$140.53	27,340	27,340	27,340	\$140.53	\$29.76	0.17%
38	5136203323 LABORES INTERNACIONAL UNION DE NAFL CIO LOGA UNINC	35,197	\$500.09	\$500.09	31,644	31,644	\$140.53	7,200	7,200	7,200	\$140.53	\$161.50	0.93%
39	5136203323 BYZANTINE LLC	5,595	\$148.06	\$148.06	10,430	10,430	\$140.53	12,307	12,307	12,307	\$140.53	\$132.38	0.46%
40	5136203323 INKHAM INVESTMENT GROUP INC	10,430	\$101.71	\$101.71	7,158	7,158	\$140.53	12,275	12,275	12,275	\$140.53	\$84.22	0.26%
41	5136203215 PICONY LLC	104,380	\$101.71	\$101.71	7,631	7,631	\$140.53	10,404	10,404	10,404	\$140.53	\$84.22	0.26%
42	5136204202 WU DARANIEE TRUST DARANIEE MU TRUST	15,700	\$108.42	\$108.42	5,084	5,084	\$140.53	6,820	6,820	6,820	\$140.53	\$34.91	0.21%
43	5136204202 SEGAL JACOB AND GERI S TRUST SEGAL FAMILY TRUST	10,479	\$144.63	\$144.63	10,179	10,179	\$140.53	13,892	13,892	13,892	\$140.53	\$26.93	0.15%
44	5136204202 CHAVEZ ALFREDO M DECIMAL DEVELOPERS LLC	25,618	\$323.99	\$323.99	18,624	18,624	\$140.53	11,088	11,088	11,088	\$140.53	\$132.37	0.44%
45	5136204202 98 CENTS ONLY STORES	5,595	\$148.06	\$148.06	18,130	18,130	\$140.53	12,202	12,202	12,202	\$140.53	\$84.22	0.26%
46	5136204202 VIOLE FAMILY LLC	9,127	\$129.68	0	9,127	9,127	\$140.53	12,000	12,000	12,000	\$140.53	\$84.22	0.26%
47	5136204202 CONTRERAS ADAM C	15,700	\$223.07	\$223.07	36,629	36,629	\$140.53	57,430	57,430	57,430	\$140.53	\$34.91	0.12%
48	5136204202 MANDO O HOLDINGS LLC	9,541	\$115.56	\$115.56	16,570	16,570	\$140.53	16,570	16,570	16,570	\$140.53	\$28.21	0.12%
49	5136204202 KUNINA GROUP LLC	2,253	\$215.55	\$215.55	17,112	17,112	\$140.53	23,949	23,949	23,949	\$140.53	\$34.91	0.12%
50	5136204202 TIFFY PROPERTIES LLC	34,318	\$467.96	\$467.96	15,624	15,624	\$140.53	16,524	16,524	16,524	\$140.53	\$34.91	0.12%
51	5136204202 MANDO J CHARLES LAND GRACE H JUNG CHARLES LAND GRACE H	11,835	\$168.15	\$168.15	13,875	13,875	\$140.53	11,404	11,404	11,404	\$140.53	\$34.91	0.12%
52	5136204202 1800 WEST PICO BLVD LLC	14,772	\$285.95	\$285.95	18,718	18,718	\$140.53	15,454	15,454	15,454	\$140.53	\$34.91	0.12%
53	5136204202 HEEST MIKE C AND SADIE J	9,058	\$100.00	\$100.00	13,287	13,287	\$140.53	7,950	7,950	7,950	\$140.53	\$16.53	0.09%
54	5136204202 SUAMA CORRIDES DE WEST PICO LLC	33,793	\$480.14	\$480.14	17,041	17,041	\$140.53	17,041	17,041	17,041	\$140.53	\$17.54	0.08%
55	5136204202 TORRES GEORGE AND ROBERTA ETAL	64,678	\$918.96	\$918.96	19,821	19,821	\$140.53	23,949	23,949	23,949	\$140.53	\$16.62	0.08%
56	5136204202 CONTRERAS ADAM C	6,693	\$95.10	0	6,693	6,693	\$140.53	16,524	16,524	16,524	\$140.53	\$3.99	0.02%
57	5136204202 MANDO O HOLDINGS LLC	11,835	\$168.15	\$168.15	14,772	14,772	\$140.53	10,200	10,200	10,200	\$140.53	\$34.91	0.12%
58	5136204202 JUNG CHARLES LAND GRACE H	13,875	\$197.14	\$197.14	18,718	18,718	\$140.53	15,454	15,454	15,454	\$140.53	\$34.91	0.12%
59	5136204202 SALVATION ARMY	9,058	\$100.00	\$100.00	13,287	13,287	\$140.53	7,950	7,950	7,950	\$140.53	\$16.53	0.09%
60	5136204202 UNITED BUSINESS MANAGEMENT COMPANY LLC	33,793	\$480.14	\$480.14	17,041	17,041	\$140.53	17,041	17,041	17,041	\$140.53	\$17.54	0.08%
61	5136204202 YOUNG ELLEN ET AL TRUST GEORGE AND ELLEN YOUNG TRUST	14,075	\$7,045	\$7,045	10,075	10,075	\$140.53	10,075	10,075	10,075	\$140.53	\$17.54	0.08%
62	5136204202 BRAL SAID CO-TRUSTEE STB FAMILY TRUST LESSOR	14,075	\$198.98	\$198.98	7,005	7,005	\$140.53	7,005	7,005	7,005	\$140.53	\$17.54	0.08%
63	5136204202 BRAL SAID CO-TRUSTEE STB FAMILY TRUST LESSOR	14,075	\$99.53	\$99.53	7,009	7,009	\$140.53	7,009	7,009	7,009	\$140.53	\$17.54	0.08%
64	5136204202 JUNG CHARLES LAND GRACE H	14,075	\$100.10	\$100.10	7,041	7,041	\$140.53	10,075	10,075	10,075	\$140.53	\$17.54	0.08%
65	5136204202 OHTA GERALD A COMPANY TRUST ET AL HAZEL H OHTA TRUST	14,075	\$197.07	\$197.07	10,075	10,075	\$140.53	10,075	10,075	10,075	\$140.53	\$17.54	0.08%
66	5136204202 MOVIMENTO PENTECOSTES IROS DE AGUA VIVA INC	7,038	\$100.00	\$100.00	7,038	7,038	\$140.53	7,038	7,038	7,038	\$140.53	\$17.54	0.08%
67	5136204202 LEE YUNG H	7,041	\$100.04	\$100.04	7,041	7,041	\$140.53	7,041	7,041	7,041	\$140.53	\$17.54	0.08%
68	5136204202 UNITED BUSINESSES MANAGEMENT COMPANY LLC	33,793	\$480.14	\$480.14	17,041	17,041	\$140.53	17,041	17,041	17,041	\$140.53	\$17.54	0.08%
69	5136204202 TORRES GEORGE AND ROBERTA ETAL												

B1Q-PICO PRID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT/AREA SF	LOT/AREA BENEFIT UNITS	LOT/AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FIT BENEFITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
74	508027015	CHOI DONG BAND MIHYE	8,870	8,870	\$126,03	2,580	2,580	\$63,85	\$10,94	\$10,94	\$290,89	\$48,76	0.28%	
75	508027014	CHOI BAK AND MI H	12,056	12,056	\$171,29	4,424	2,987	\$73,92	\$10,00	0	\$111,02	\$263,25	0.17%	
76	508027025	YOUN GINA S	11,010	11,010	\$156,43	11,457	5,533	\$233,52	83	183	\$257,16	\$487,51	0.28%	
77	508020029	REALITY INCOME PROPERTIES 14 LLC LESSOR	24,067	24,067	\$341,95	11,457	11,457	\$136,92	131	178	\$34,34	\$1,068,70	0.61%	
78	508020028	SOON HYE KIM TRUST SOON HYE KIM TRUST	13,088	4,214	\$39,87	10,237	10,237	\$283,33	32	32	\$44,97	\$241,76	0.14%	
79	508020027	SOON HYE KIM TRUST SOON HYE KIM TRUST	6,502	5,863	\$185,98	0	0	\$60,00	97	138	\$237,43	\$76,76	0.44%	
80	508019823	LA UNIFIED SCHOOL DISTRICT	6,508	6,197	\$88,05	0	0	\$60,00	54	121	\$242,25	\$239,23	0.19%	
81	508019822	LA UNIFIED SCHOOL DISTRICT	13,027	12,022	\$170,81	1,000	1,000	\$24,75	108	121	\$75,88	\$163,93	0.30%	
82	508019821	LA UNIFIED SCHOOL DISTRICT	6,505	6,198	\$27,93	0	0	\$60,00	54	0	\$75,88	\$157,35	0.09%	
83	508019819	LA UNIFIED SCHOOL DISTRICT	18,919	15,767	\$224,02	0	0	\$60,00	54	0	\$75,88	\$163,82	0.09%	
84	508019818	LA UNIFIED SCHOOL DISTRICT	9,607	9,168	\$130,56	0	0	\$60,00	135	125	\$59,39	\$159,39	0.34%	
85	508019816	LA UNIFIED SCHOOL DISTRICT	21,500	21,500	\$305,48	6,800	6,800	\$168,27	100	0	\$60,00	\$84,32	0.12%	
86	508019815	DECOLAGE VENTURES LLC	17,594	17,594	\$249,98	9,637	9,637	\$288,48	126	131	\$361,15	\$140,53	0.35%	
87	508019814	RINA DEVELOPMENT INC	7,388	7,388	\$104,70	0	0	\$60,00	50	0	\$70,28	\$144,96	0.49%	
88	508019813	YI CHAE P	7,203	7,203	\$102,34	3,394	3,394	\$23,38	50	0	\$70,28	\$144,96	0.10%	
89	508019812	YI CHAE P	6,527	6,527	\$92,74	9,94	9,94	\$24,75	45	0	\$63,24	\$179,33	0.18%	
90	508019811	EAST LOS ANGELES KOREAN CONG OF JEHOVAH'S WITNESSES	10,567	10,567	\$224,02	0	0	\$60,00	75	0	\$70,28	\$144,96	0.18%	
91	508019810	CHUNG YUN JAND KATHY J TRUST YUN AND KATHY CHUNG TR	5,689	5,689	\$133,39	2,549	2,549	\$63,08	50	0	\$70,28	\$144,96	0.12%	
92	508019809	3075W PICO LLC	8,870	8,870	\$126,03	2,580	2,580	\$63,85	79	0	\$70,28	\$290,89	0.28%	
93	507803614	KIM STEVE Y AND JIN DIK TRUST KIM FAMILY TRUST	7,058	7,058	\$100,28	4,313	4,313	\$106,73	51	138	\$265,43	\$48,76	0.27%	
94	507803613	KIM STEVE Y AND JIN DIK TRUST KIM FAMILY TRUST	14,126	14,126	\$200,71	6,760	6,760	\$167,28	103	0	\$144,74	\$512,73	0.29%	
95	507803612	LEE DING J AND SOON H	7,069	7,069	\$100,44	7,224	7,224	\$178,77	51	0	\$11,67	\$30,87	0.20%	
96	507803611	LEE DING J AND SOON H (Peter Pan Market)	7,079	7,079	\$100,58	7,038	7,038	\$174,16	51	138	\$265,60	\$50,34	0.31%	
97	507803610	JULIAS LANNIE J CONTRA SEE ISMENE JULIAS	7,084	7,084	\$100,65	5,100	5,100	\$188,21	51	138	\$265,60	\$42,45	0.28%	
98	507803609	JULIAS LANNIE J CONTRA SEE ISMENE JULIAS	7,087	7,087	\$100,69	3,570	3,570	\$88,34	51	0	\$70,28	\$207,71	0.15%	
99	507803608	JULIAS LANNIE J CONTRA SEE ISMENE JULIAS	7,090	7,090	\$100,74	6,834	6,834	\$169,12	51	0	\$70,28	\$265,43	0.26%	
100	507803607	YB REAL ESTATE PROPERTIES	7,094	7,094	\$100,79	3,451	3,451	\$15,72	51	0	\$131	\$144,74	0.20%	
101	507803606	LEVKOVITZ BATIA TRUST LEVKOVITZ TRUST	7,095	7,095	\$100,82	3,060	3,060	\$251,1	51	0	\$184,09	\$321,63	0.42%	
102	507803605	ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES	20,190	20,190	\$268,86	2,511	2,511	\$123,16	150	128	\$276	\$378,85	0.42%	
103	507803604	ORELIANA PEDRO A AND ROSA I	6,688	6,688	\$123,16	2,820	2,820	\$174,50	63	138	\$267,00	\$282,46	0.27%	
104	507803603	RODRIGUEZ JOSE J	5,635	5,635	\$78,64	1,602	1,602	\$39,64	40	0	\$62,11	\$174,50	0.10%	
105	507803602	PICO AND KENMORE PROPERTY LLC	6,977	6,977	\$99,13	3,174	3,174	\$34,00	51	0	\$244,80	\$340,88	0.82%	
106	507803601	PICO FEDORA PLACE LLC	14,258	14,258	\$202,58	35,932	35,932	\$888,19	103	139	242	\$82,58	\$82,58	0.51%
107	507803600	NINE STAR LIMITED PARTNERSHIP	14,262	14,262	\$202,64	14,138	14,138	\$349,86	103	139	242	\$260,67	\$260,67	0.15%
108	507803601	TONN SONNY N TRUST SONNY N TON TRUST	7,053	7,053	\$100,21	3,588	3,588	\$68,79	51	0	51	\$171,67	\$237,78	0.14%
109	507803602	TONN SONNY N TRUST SONNY N TON TRUST	7,056	7,056	\$100,17	2,684	2,684	\$65,92	51	0	51	\$144,74	\$327,78	0.14%
110	507803601	LEE HO AND HO PARTNERSHIP	7,059	7,059	\$101,65	3,876	3,876	\$95,92	51	139	190	\$267,00	\$267,00	0.27%
111	507803602	ART BILT COMPANY LLC	7,149	7,149	\$101,57	3,952	3,952	\$97,80	51	0	51	\$171,67	\$211,04	0.16%
112	507803601	SHOKRAN MISHEL TRUST AND MISHEL SHOKRAN TRUST	7,159	7,159	\$101,72	6,080	6,080	\$150,70	51	139	190	\$267,00	\$341,48	0.30%
113	507803600	SHIN DANNE'S TRUST DIANNE SHIN TRUST	14,348	14,348	\$203,86	6,114	6,114	\$151,30	103	140	243	\$342,90	\$342,90	0.22%
114	507803602	WOONG TAE INC	6,919	6,919	\$3,635	3,635	3,635	\$99,95	48	133	181	\$174,31	\$254,35	0.25%
115	507803601	RAMIREZ ADRIAN B AND ELIZABETH M	7,173	7,173	\$101,92	0	0	\$60,00	51	0	51	\$171,67	\$442,61	0.25%
116	507803601	2615 PICO LLC	7,177	7,177	\$101,97	8,109	8,109	\$127,39	143	188	323	\$342,90	\$737,55	1.00%
117	507803602	SAVIS PICO LLC	13,608	13,608	\$193,35	9,360	9,360	\$231,63	103	0	103	\$174,31	\$569,71	0.33%
118	507803602	SANCHEZ MILDRED ET AL	6,968	6,968	\$99,00	3,887	3,887	\$86,69	48	132	180	\$252,95	\$447,65	0.27%
119	507803601	SAVIS PICO LLC	6,954	6,954	\$98,90	3,960	3,960	\$98,00	51	0	51	\$171,67	\$211,92	0.16%
120	507803600	2675 WEST PICO BOULEVARD	16,500	16,500	\$224,44	1,315	1,315	\$32,54	48	132	180	\$252,95	\$344,29	0.22%
121	507803601	KOREAN SAFAJAN PRESBYTERIAN CHURCH CORPORATION	9,942	9,942	\$126,11	6,166	6,166	\$113,98	121	129	250	\$351,32	\$669,74	0.46%
122	507803601	KIM BANG J TRUST KIM TRUST	26,543	26,543	\$377,13	36,252	36,252	\$897,10	143	188	323	\$342,90	\$737,55	1.00%
123	507803602	GAF MANAGEMENT LLC	14,101	14,101	\$200,35	5,148	5,148	\$127,39	100	0	100	\$140,53	\$448,27	0.27%
124	507803602	ARCPU PORTFOLIO II LP	11,272	11,272	\$160,16	3,244	3,244	\$8,02	78	132	210	\$285,37	\$463,28	0.27%
125	507803601	KIC INVESTMENT LLC	7,326	7,326	\$104,09	3,640	3,640	\$80,08	52	141	193	\$267,00	\$465,38	0.27%
126	507803603	LA CITY	9,835	9,835	\$128,71	1,315	1,315	\$157,94	100	0	100	\$140,53	\$468,17	0.23%
127	507803602	PROFOUND LLC	34,587	34,587	\$491,42	12,888	12,888	\$10,00	200	100	200	\$281,05	\$737,55	1.00%
128	507803602	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	9,942	9,942	0	0	0	\$60,00	171	378	549	\$771,49	\$1,581,84	0.91%
129	507803601	TAFTIAN SAMUEL AND FARNUSH TRUST TAFTIAN FAMILY TRUST	19,933	19,933	\$283,21	12,361	12,361	\$305,89	100	0	100	\$281,05	\$422,31	0.24%
130	507803602	ELDEN ELM SLP	17,050	17,050	\$108,21	15,947	15,947	\$384,63	241	137	37	\$91,98	\$422,31	0.42%
131	507803602	TAIKOLED COMPANY TRUST TAIKOKU FAMILY TRUST	16,588	16,588	\$235,69	6,500	6,500	\$180,85	110	134	246	\$85,95	\$425,49	1.35%
132	507803602	LA CITY PLAYGROUND	7,000	7,000	\$99,46	6,500	6,500	\$180,85	140	150	285	\$44,55	\$761,91	0.44%
133	507803602	LOXON PROPERTIES INC	7,171	7,171	\$101,89	6,580	6,580	\$193,08	140	30	180	\$267,00	\$527,31	0.30%
134	507803602	KY S INC	13,487	13,487	\$161,34	7,055	7,055	\$174,59	137	93	230	\$323,21	\$1,143,34	1.00%
135	507803602	PARR ANGEL AND JORGE T JR	6,718	6,718	\$85,45	6,240	6,240	\$154,42	126	0	100	\$140,53	\$448,27	0.24%
136	507803601	MOON CHARLES T AND TOKI I	17,050	17,050	\$242,25	5,477	5,477	\$120,25	112	134	246	\$85,95	\$425,49	1.35%
137	507803601	KIM NEUNG S AND SONG Z ET AL KIM FAMILY TRUST	21,749	21,749	\$308,02	15,370	15,370	\$30,35	145	150	285	\$44,55	\$761,91	0.44%
138	507803602	LEE DUNG J AND SONN H	14,224	14,224	\$192,30	0	0	\$60,00	0	0	0	\$1,103,92	\$1,103,92	1.77%
139	507803602	LOYOLA HIGH SCHOOL OF LOS ANGELES EDUCATION AND WELFARE CORPORATI	19,001	19,001	\$112,65	12,878	12,878	\$127,39	147	148,11	317	\$1,148,11	\$19,162,46	10.98%
140	507803602	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATI	52,272	52,272	\$742,69	24,98	24,98	\$60,00	0	100	100	\$140,53	\$448,27	0.24%
141	507803602	VENOMA PROPERTY LP	13,970	13,970	\$168,49	7,939	7,939	\$196,46	132	210	210	\$60,00	\$425,49	0.40%
142	507803602	SANT SOHFA FOUNDATION	25,927	25,927	\$368,38	6,500	6,500	\$80,00	0	0	0	\$814,27	\$505,90	0.49%
143	507803602	CHA JONG WAND SOON A TRUST ET AL CHA FAMILY TRUST ANI	6,357	6,357	\$90,32	3,586	3,586	\$120,88	100	0	0	\$70,28	\$305,90	0.49%
144	507803602	ESS FRISA LLC II	19,508	19,508	\$277,17	7,000	7,000	\$28,00	50	0	0	\$60,00	\$276,51	0.49%
145	507803602	OTANEZ MARIA G	6,504	6,504	\$92,41	4,900	4,900</td							

BLO-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMP AREA BENEFIT UNITS	IMP AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total
150	5075010009	WIMASTERS CONSTRUCTION MANAGEMENT INC	6,504	\$92.41	\$113.29	4,578	4,578	\$113.29	50	0	50	\$70.26	\$275.96	0.16%
151	5075010008	OH CHIANG AND HEE LIVING TRUST	6,504	\$92.41	\$113.29	3,500	3,500	\$113.29	50	0	50	\$70.26	\$249.29	0.14%
152	5075010007	KM ELLIENE	6,508	\$92.44	\$117.12	1,427	1,427	\$117.12	55.31	50	50	\$70.28	\$198.02	0.11%
153	5075010006	OH JENNIFER ET AL	6,508	\$92.44	\$117.12	1,049	1,049	\$117.12	55.31	50	50	\$70.28	\$198.02	0.11%
154	5075010004	CHA-JONG WAND SON A TRUST ET AL CHA FAMILY TRUST AND SONA TRUST ET AL CHA FAMILY TRUST AND	6,508	\$92.44	\$117.12	4,790	4,790	\$117.12	50	0	50	\$70.26	\$261.24	0.15%
155	5075010002	CHA-JONG WAND SON A TRUST ET AL CHA FAMILY TRUST AND SONA TRUST ET AL CHA FAMILY TRUST AND	6,507	\$92.45	\$122.73	5,000	5,000	\$122.73	50	0	50	\$70.26	\$285.45	0.15%
156	5075010001	E R PROPERTIES LLC	6,510	\$92.50	\$108.42	1,780	1,780	\$108.42	2,250	50	50	\$70.26	\$207.06	0.12%
157	5075010000	ROMAN CATHOLIC ARCHBISHOP OF LA	7,631	\$93.12	\$23.28	23.28	23.28	\$23.28	143	60	127	\$187	\$262.79	0.24%
158	5075008626	ST. VINCENT FOUNDATION	157,687	\$240.46	\$240.46	70,023	70,023	\$240.46	143	111	168	\$107.74	\$347.04	0.13%
159	5075008621	AIN IN SUK	6,584	\$93.26	\$93.26	5,870	5,870	\$93.26	65	100	165	\$107.74	\$585.74	0.15%
160	5075008624	SHOEFET DAVID AND KHALIL NAZILA	9,099	\$92.28	\$92.28	4,460	4,460	\$92.28	65	140	205	\$288.98	\$470.39	0.27%
161	5075008624	DAN D PARTNERS LLC	4,670	\$86.35	\$86.35	3,744	3,744	\$86.35	52	90	142	\$198.55	\$527.96	0.30%
162	5075008604	HMWANG KEE S AND BETTY B TRUST HWANG FAMILY TRUST	10,160	\$144.36	\$144.36	6,240	6,240	\$144.36	104	0	104	\$145.15	\$444.92	0.28%
163	5075008603	PICO COLLECTION MART	7,280	\$72.80	\$103.44	3,120	3,120	\$103.44	52	0	52	\$173.07	\$253.72	0.15%
164	5075008602	LISTER BRADLEY A TRUST BRADLEY ALISTER TRUST AND	8,038	\$80.38	\$103.44	7,280	7,280	\$103.44	52	140	192	\$268.81	\$353.40	0.24%
165	5075008601	LISTER BRADLEY A TRUST BRADLEY ALISTER TRUST AND	10,617	\$68.26	\$111.21	6,840	6,840	\$111.21	4,850	57	57	\$80.10	\$163.97	0.18%
166	5075007268	YOUNG LYDIA	8,039	\$80.39	\$111.21	7,306	7,306	\$111.21	57	100	157	\$107.16	\$482.77	0.28%
167	5075007006	YOUNG LYDIA	5,725	\$81.34	\$81.34	4,860	4,860	\$81.34	65	140	205	\$288.98	\$527.96	0.30%
168	5075007006	KIM SUN HEUNG TRUST SIN HEUNG KIM TRUST	8,038	\$80.38	\$80.38	5,643	5,643	\$80.38	57	57	57	\$198.55	\$527.96	0.30%
169	5075007002	VAFNIK MARK	8,038	\$80.38	\$80.38	18,096	18,096	\$80.38	52	90	142	\$198.55	\$527.96	0.30%
170	5075007001	SIM THERESA	8,056	\$80.56	\$80.56	7,540	7,540	\$80.56	57	140	197	\$276.84	\$445.15	0.28%
171	5075006006	PEVARAZA ANTONINO AND MARIA	8,038	\$80.38	\$80.38	4,880	4,880	\$80.38	52	0	52	\$15.07	\$57.79	0.15%
172	5075006005	PEVARAZA ANTONINO AND MARIA	10,617	\$56.85	\$77.56	1,617	1,617	\$77.56	57	0	57	\$80.10	\$106.80	0.12%
173	5075006004	BORHORQUEZ OLIVIA TRUST BOHORQUEZ FAMILY TRUST	5,459	\$94.59	\$94.59	3,416	3,416	\$94.59	57	0	57	\$18.90	\$240.20	0.25%
174	5075006003	NANKING JOHN AND JANE TRUST	8,944	\$80.34	\$80.34	2,910	2,910	\$80.34	57	140	197	\$192.52	\$329.76	0.18%
175	5075006001	BEREKO PROPERTY PARTNERS LLC	4,591	\$94.59	\$94.59	1,916	1,916	\$94.59	57	140	197	\$192.52	\$329.76	0.18%
176	5075005326	ZUNIGA FRANCISCO AND GUADALUPE	8,036	\$80.36	\$80.36	7,890	7,890	\$80.36	57	140	197	\$192.52	\$329.76	0.18%
177	5075005305	ZUNIGA FRANCISCO AND GUADALUPE	8,039	\$80.39	\$80.39	11,222	11,222	\$80.39	57	140	197	\$192.52	\$329.76	0.18%
178	5075005304	YOUNGHANG S	7,000	\$70.00	\$70.00	7,000	7,000	\$70.00	50	0	50	\$121.08	\$276.84	0.28%
179	5075005303	YOUNGHANG S	6,989	\$68.99	\$68.99	2,221	2,221	\$68.99	50	0	50	\$121.08	\$276.84	0.28%
180	5075005301	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	8,313	\$81.13	\$81.13	7,930	7,930	\$81.13	57	140	197	\$192.52	\$329.76	0.18%
181	5075005302	PINTO MICHAEL TRUST PINTO CHARITABLE UNITRUST	8,313	\$81.13	\$81.13	5,120	5,120	\$81.13	57	140	197	\$192.52	\$329.76	0.18%
182	5075005302	KIM FAMILIAL TRUST SIN HEUNG KIM TRUST	8,068	\$80.68	\$80.68	8,320	8,320	\$80.68	57	140	197	\$192.52	\$329.76	0.18%
183	5075005302	PARK YOUNG S	6,239	\$80.68	\$80.68	12,400	12,400	\$80.68	57	140	197	\$192.52	\$329.76	0.18%
184	5075005302	BLUE SAVANNAH INVESTMENT COMPANY LLC	4,412	\$44.12	\$44.12	6,269	6,269	\$44.12	57	140	197	\$192.52	\$329.76	0.18%
185	5075005301	UNITED METHODIST MINISTRIES LOS ANGELES DISTRICT	10,350	\$47.00	\$47.00	10,350	10,350	\$47.00	57	140	197	\$192.52	\$329.76	0.18%
186	5075005301	SCHNARWART DEBORAH B TRUST ET AL DEBORAH B SCHNARWART	12,108	\$72.01	\$72.01	17,624	17,624	\$72.01	57	140	197	\$192.52	\$329.76	0.18%
187	5075005301	ARCHDIOCESE OF LA EDUCATION AND WELFARE CORPORATIC	18,249	\$2,618.00	\$2,618.00	61,681	61,681	\$2,618.00	57	140	197	\$192.52	\$329.76	0.18%
188	5075005301	KOU SHU C AND SHAN C	13,787	\$19.36	\$19.36	6,840	6,840	\$19.36	57	140	197	\$192.52	\$329.76	0.18%
189	5074006016	GRUJALA GUILLERMO	6,279	\$89.21	\$89.21	5,763	5,763	\$89.21	57	140	197	\$192.52	\$329.76	0.18%
190	5074006014	LISTER RUTKIN CATHIE L TRUST C LISTER RUTKIN TRUST AN	8,321	\$82.39	\$82.39	4,633	4,633	\$82.39	57	140	197	\$192.52	\$329.76	0.18%
191	5074006014	BAE SUSAN	7,354	\$104.49	\$104.49	7,504	7,504	\$104.49	57	140	197	\$192.52	\$329.76	0.18%
192	5074006012	KIM PAUL U AND SUN A TRUST KIM FAMILY TRUST	7,293	\$103.92	\$103.92	37,298	37,298	\$103.92	57	140	197	\$192.52	\$329.76	0.18%
193	5074006011	LISTER DORIS L TRUST LISTER TRUST AND	8,318	\$80.36	\$80.36	11,920	11,920	\$80.36	57	140	197	\$192.52	\$329.76	0.18%
194	5074006011	AMIRA CHANCE LLC	8,480	\$80.36	\$80.36	8,246	8,246	\$80.36	53	0	53	\$191.08	\$240.20	0.25%
195	5074006003	DAHSASHTI MAHZIN CO TRUSTEE MAHNAZ	6,518	\$96.46	\$96.46	3,840	3,840	\$96.46	53	0	53	\$191.08	\$240.20	0.25%
196	5074006002	KOSHIKA'S DOROTHY H	6,085	\$80.85	\$80.85	4,800	4,800	\$80.85	53	0	53	\$191.08	\$240.20	0.25%
197	5074006002	CHOE VICTOR AND JI LIVING TRUST	6,129	\$80.85	\$80.85	3,504	3,504	\$80.85	53	0	53	\$191.08	\$240.20	0.25%
198	5074006002	TAKE SOO LIM	6,193	\$80.85	\$80.85	2,440	2,440	\$80.85	53	0	53	\$191.08	\$240.20	0.25%
199	5074006002	SN PROPERTY MANAGEMENT LLC	6,767	\$80.85	\$80.85	5,184	5,184	\$80.85	53	0	53	\$191.08	\$240.20	0.25%
200	5074006002	COLORLAND GRAPHICS INC	6,767	\$80.85	\$80.85	4,908	4,908	\$80.85	53	0	53	\$191.08	\$240.20	0.25%
201	5074006002	DASDASHTI MAHZIN CO TRUSTEE MAHNAZ	6,086	\$86.47	\$86.47	3,200	3,200	\$86.47	53	0	53	\$191.08	\$240.20	0.25%
202	5074006002	KIM YOUNG Y AND XU SHENG LE	6,209	\$80.85	\$80.85	6,132	6,132	\$80.85	53	0	53	\$191.08	\$240.20	0.25%
203	5074006002	DIVINE HOTELS GROUP	3,105	\$88.49	\$88.49	2,230	2,230	\$88.49	53	0	53	\$191.08	\$240.20	0.25%
204	5074006002	XU SHENG LE	3,105	\$88.49	\$88.49	4,800	4,800	\$88.49	53	0	53	\$191.08	\$240.20	0.25%
205	5074006002	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	6,207	\$88.20	\$88.20	5,880	5,880	\$88.20	53	0	53	\$191.08	\$240.20	0.25%
206	5074006024	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	4,193	\$88.49	\$88.49	8,262	8,262	\$88.49	49	0	49	\$191.08	\$240.20	0.25%
207	5074006024	WIRTOBAILI TRUST SAMANI MIRTORBAI FAMILY TRUST	11,147	\$108.34	\$108.34	7,625	7,625	\$108.34	49	0	49	\$191.08	\$240.20	0.25%
208	5074006024	CE TINA ORLANDO SR COMPANY TRUST CE TINA FAMILY TRUST	12,453	\$108.34	\$108.34	7,625	7,625	\$108.34	49	0	49	\$191.08	\$240.20	0.25%
209	5074006024	MIRTORBAI TRUST SAMANI MIRTORBAI FAMILY TRUST	13,987	\$108.34	\$108.34	7,625	7,625	\$108.34	49	0	49	\$191.08	\$240.20	0.25%
210	5074006024	CAUDILLO ELYSSA TRUST CAUDILLO FAMILY TRUST	219	\$93.97	\$93.97	9,627	9,627	\$93.97	124	0	124	\$191.08	\$240.20	0.25%
211	5074006007	DIVINE HOTELS GROUP	3,900	\$90.00	\$90.00	0	0	\$90.00	30	0	30	\$191.08	\$240.20	0.25%
212	5074006006	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	213	\$107.00	\$107.00	6,208	6,208	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
213	5074006006	ARIAN JACK TRUST JACK AND SYLVIA ARIAN TRUST	214	\$107.00	\$107.00	6,207	6,207	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
214	5074006006	CHAE PONG YI	4,030	\$107.00	\$107.00	6,208	6,208	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
215	5074006006	CHAE PONG YI	4,030	\$107.00	\$107.00	6,208	6,208	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
216	5074006006	MORAMATURIN	4,030	\$107.00	\$107.00	6,208	6,208	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
217	5074006006	CAUDILLO ELYSSA TRUST CAUDILLO FAMILY TRUST	218	\$107.00	\$107.00	6,208	6,208	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
218	5074006006	DIVINE HOTELS GROUP	220	\$107.00	\$107.00	6,208	6,208	\$107.00	49	0	49	\$191.08	\$240.20	0.25%
219	5074006006	DIVINE HOTELS GROUP												

BLO-PICO PBID AREA PROPERTY INFORMATION AND ASSESSMENTS FOR 2019

	APN	PROPERTY OWNER	LOT AREA SF	LOT AREA BENEFIT UNITS	LOT AREA ASSESSMENT	IMPT AREA SF	IMPT AREA BENEFIT UNITS	IMPT AREA ASSESSMENT	PICO FRT FT	OTHER STREET FRT FT	FRT FT BENEFIT UNITS	FRT FT ASSESSMENT	TOTAL ASSESSMENT 2019	% of Total	
226	5056004004	KEY HOLDINGS GROUP LLC	7,002	7,002	\$59,49	9,408	9,408	\$232,81	50	0	50	\$70,26	\$402,56	0.23%	
227	5056004003	HYUN SUNG HI CITY REAL ESTATE INVESTMENTS LLC	6,988	6,989	\$59,44	7,770	7,770	\$192,28	50	0	50	\$70,36	\$261,68	0.21%	
228	5056003027	PIOMEST LLC	19,958	19,958	\$283,57	38,938	38,938	\$983,57	143	280	423	\$594,43	\$1,831,57	0.85%	
229	5056003022	SONG SHI CO	13,471	13,471	\$191,40	2,442	2,442	\$55,99	91	137	228	\$320,40	\$317,79	0.34%	
230	5056003040	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	7,173	7,173	\$10,92	5,715	5,715	\$14,43	48	0	48	\$6,746	\$310,78	0.18%	
231	5056002021	BAY CITIES DISCOUNT KITCHEN AND APPLIANCES INC	13,223	13,223	\$18,83	19,890	19,890	\$492,20	93	132	225	\$316,19	\$986,27	0.57%	
232	5056001055	MOSHFEH ESHAN OLLA COMPANY TRUST MOSHFEH FAMILY	6,667	6,667	\$94,73	0	0	\$0,00	49	0	49	\$68,86	\$163,58	0.09%	
233	5056001004	1300 SOUTH VERMONT LLC	6,811	6,811	\$96,77	4,010	4,010	\$58,23	49	0	49	\$68,86	\$264,86	0.15%	
234	5056001002	DIXON HEWITT AND DORIS RUBIN IDA RUBIN TRUST	12,228	12,228	\$98,78	17,568	17,568	\$434,74	88	140	228	\$928,85	\$928,85	0.53%	
235	5056001001	RUBIN IDA RUBIN TRUST	6,812	6,812	\$811	9,780	9,780	\$44,82	49	0	49	\$68,86	\$210,46	0.12%	
236			13,628	13,628	\$193,63	9,780	9,780	\$241,52	97	140	237	\$333,05	\$768,20	0.44%	
	4,100,903				\$58,097				18,350	23,012	41,342	\$58,097	\$174,290	100.00%	
		Zone 1 Sub Totals				2,347,691									

	Total Budget = \$174,290	Assessment Totals	Ass't Rates
33%	Lot Area Factor = Zone 1 Lot Area SF Rate	\$58,097	\$0.0142
33%	Improvement Area Factor = Zone 1 Improvement Area SF Rate	\$58,097	\$0.0247
33%	Street Frontage Factor = Zone 1 Street Frontage SF Rate	\$58,097	\$1.4053